



An
Bord
Pleanála

Board Direction
BD-000890-18
ABP-301016-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

The Board decided, by a vote of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan, 2016-2022, the proposed development, incorporating demolition of the later 19th century rear annex structure and replacement with a new 3 storey over basement extension extending almost full width including an additional floor to previously approved; would not be subservient to this protected structure, adversely affecting its architectural and cultural significance and overall amenity and setting. The development, due to its scale and form and further internal alteration would constitute overdevelopment of this sensitive site, would be contrary to Policy CHC2 and Section 11.1.5.3 of the City Development Plan 2016-2022 which seeks to ensure that the special interest of protected structures is protected. The proposal would therefore be contrary to development plan provisions, to the Architectural Heritage Protection Guidelines and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Planning Authority and considered that the 19th century rear annex structure forms an important part of the narrative of No.20 Molesworth Street and was an important element in the cumulative historic interest of the building. The Board considered in this context that the comprehensive demolition of the structure was not acceptable. The Board, therefore, concurred with the Planning Authority's reason for refusal and considered that the proposed development would be contrary to development plan provisions, and was therefore contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/08/2018

Stephen Bohan